

STATE MS. - DESOTO CO.
FILED

OCT 25 1 24 PM '99

BK 361 PG 545
W.F. DAVIS, CH. CLK.

File No: 99-869

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

WARRANTY DEED

DICKENS, LLC - A Mississippi
Limited Liability Company

GRANTORS

TO

VENTURE DEVELOPMENT, LLC

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DICKENS, LLC - a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto VENTURE DEVELOPMENT, LLC the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 94, Section B, Dickens Place, Planned Unit Development, Oliver's Glenn, situated in Section 9, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 62, Page, 43 in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record; and further subject to Declaration of Covenants and Restrictions recorded in Book 337, Page 257 and Covenants and Restrictions recorded in Book 351, Page 622, in the office of the Chancery Clerk of DeSoto County, Mississippi. Grantor will not be responsible or liable for any claims of any kind or character due to this property containing filled land.

Taxes for the current year to be paid by Grantor upon receipt of tax bill.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized manager of said Dickens, LLC, this 22nd day of October, 1999.

DICKENS, LLC -
A Mississippi Limited Liability Company

BY: Barry W. Bridgforth, Manager
Barry W. Bridgforth, Manager

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 22nd day of October, 1999, within my jurisdiction, the within named Barry W. Bridgforth, who acknowledged that as a Member of Dickens, LLC -a Mississippi Limited Liability Company, and that for and on behalf of the said Dickens, LLC, and as its act and deed he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 24, 2003
BONDED THRU STEGALL NOTARY SERVICE
Grantor's Address:

3606 Bridgforth Road
Olive Branch, MS 38654
Business: 662-895-4441

Priscilla D. Counce

Notary Public
Grantees' Address:

P.O. Box 802
Hernando, MS 38632
Business: 662-429-8092

